

**Cedar Glen Disaster Recovery Redevelopment Project Area  
Project Area Committee**

**Friday, May 26, 2006  
Fire Station 91  
301 S. State Highway 173, Lake Arrowhead, CA  
1:30 PM**

**DRAFT MINUTES**

**Members Present**

Dick Pretzinger	Resident Owner-Occupant (Chair)
Kevin Ryan	Resident Owner-Occupant
Larry Doetsch	Resident Second-Home Owner
Peter Markovich	Business Owner
Wayne Palmer	Christmas in April
Chuck Peters	Lake Arrowhead Comm. Chamber of Commerce (Vice Chair)

**Staff Present**

Kathy Thomas	Redevelopment Director
Gary Hallen	Redevelopment Analyst
Jordan Price	Redevelopment Analyst
Robin Wilson	Redevelopment Analyst
Cheryl Nagy	Field Representative 3 <sup>rd</sup> Supervisorial District
Danielle Borish	Field Representative 3 <sup>rd</sup> Supervisorial District

**Call to Order**

Meeting called to order by Dick Pretzinger at 1:32 p.m.

**Certification of Posting**

Staff certified the agendas were posted at the following locations:

- Cedar Glen Post Office
- Fire Station 91
- Cedar Glen Trading Post and Hardware
- Lake Arrowhead Post Office

**Approval of Minutes**

Larry Doetsch made a motion to approve the minutes of the PAC meeting of April 21, 2006, seconded by Wayne Palmer. Approved unanimously.

### Old Business

Staff provided an update regarding information requested at the PAC meeting on April 21, 2006. One piece of information that was presented was the Glossary of Housing and Redevelopment Terms. Staff reported that there were over a 100 terms listed but highlighted important terms for the community and the PAC.

Staff also reviewed the Housing programs and revised the programs into three main financial assistance mechanisms.

The Home Rehabilitation Program (HRP) is designed to assist property owners with the repair and/or reconstruction of their destroyed homes. The program offers either a nominal grant or loan to property owners to help supplement funding needed to improve their homes. Improvements include major repairs and/or renovations to remedy code violations and make the dwelling decent, safe and sanitary, as well as to comply with the County's Building and Safety and Health Codes and the policies and procedures established by the CoRDA. Both of the HRP programs are income restricted.

Staff recommends that a total of \$720,000 be allotted for the HRP loan program. The maximum loan amount is \$30,000 per single-family household, bearing a 3% interest rate.

Staff also recommends that a total of \$180,000 be allotted for the HRP grant program. The maximum grant amount is \$4,000 per single-family household.

Staff also discussed the Land Use Services Grant program, which was developed to aid applicants in reducing the costs associated with the rebuilding process. Staff recommends that a total of \$300,000 be allotted for this program. The maximum grant amount is \$4,000 per single-family household. This program is not income restricted.

Wayne Palmer inquired about prevailing wage. Staff referred to the handout, *Cedar Glen Questions & Answers*, handed out at the PAC meeting on January 27, 2006. Staff also indicating that these loan and grants were set at amounts that would not trigger substantial rehabilitation assistance, which also would not induce prevailing wage requirements.

Kathy Thomas suggested that the Redevelopment Agency facilitate another PAC meeting a year after the housing programs have been implemented to report on the progress and evaluate if changes are necessary to the programs.

Kevin Ryan motioned that the PAC approve the types of housing programs that Redevelopment Agency staff recommended to the PAC. Wayne Palmer seconded the motion. It passed unanimously.

**New Business**

Kathy Thomas, at the request of the PAC reviewed how Redevelopment Agency's are financed. She also presented three different scenarios of financial projections of tax increment in the Cedar Glen Project Area over the next thirty years. The PAC members commented that is reassuring to see that the financial projections were estimated well beyond the \$10 million threshold, which is the amount of the RDA loan from the County.

**Public Comments**

None

**PAC Members Comments**

None

**Staff Comments**

Staff assured the PAC and the community that all of the housing programs that were approved will be adjusted to include updated information and definitions. The next meeting would be a community meeting on June 10, 2006 at 9:00 am held at the Lake Arrowhead Elementary.

The meeting adjourned at 2:38 pm.

Approved

  
Chairman